

**ORDINANCE NO. 20090115-083**

**AN ORDINANCE AMENDING ORDINANCE NO. 20081211-097, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 12A LOCATED IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20081211-097 is amended to include the property identified in this Part in the West Oak Hill neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on a tract of land described in File C14-2008-0125 (Part), as follows:

Tract 12a	6800 Waters Way (Abs 788 Sur 62 Williams J Acr 1.0; Abs 788 Sur 62 Williams J Acr 10.324 [1-D-1}, TCAD ID#510981 & 532062,
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(the "Property" as shown on Exhibit "A", *the Tract Map*),

generally known as the West Oak Hill neighborhood plan combining district, locally known as the area bounded by Southwest Parkway on the north, West William Cannon Drive on the east, FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road on the south, and Thomas Springs Road, Circle Drive, and West View Road on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as otherwise provided in this ordinance, the existing base zoning districts and conditions of the neighborhood plan remain in effect.

**PART 2.** The base zoning district for Tract 12a is changed from interim-rural residence (I-RR) district to single family residence large lot-conditional overlay-neighborhood plan (SF-1-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	Property Address & TCAD Legal Description	From	To
12a	510981 and 532062	6800 WATERS WAY (TAX ID #510981: ABS 788 SUR 62 WILLIAMS J ACR 1.0; TAX ID # 532062:ABS 788 SUR 62 WILLIAMS J ACR 10.324 [1-D-1] )	I-RR	SF-1-CO- NP

**PART 3.** Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot base district, and other applicable requirements of the City Code.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 5.** Tract 12a (the "Tract") within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Upon redevelopment of the Tract, vehicular access to the Tract shall be by way of Waters Way and Twilight Mesa Drive.
- B. Upon redevelopment of the Tract, access between the Tract and Hot Springs Drive shall be for emergency vehicle and pedestrian uses only.
- C. Development of the Tract property may not exceed 20 residential units.
- D. A 25-foot wide vegetative buffer or a six foot high solid fence shall be provided and maintained along the west and north property lines of the lots that abut Hot Springs/Rotan Drives and are within Block B, Shadowridge Crossing Sections 9 and 9-A, beginning with Lot 3 and continuing to and including Lot 10, Amended Plat of Lot 10. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 6.** The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

**PART 7.** This ordinance takes effect on January 26, 2009.

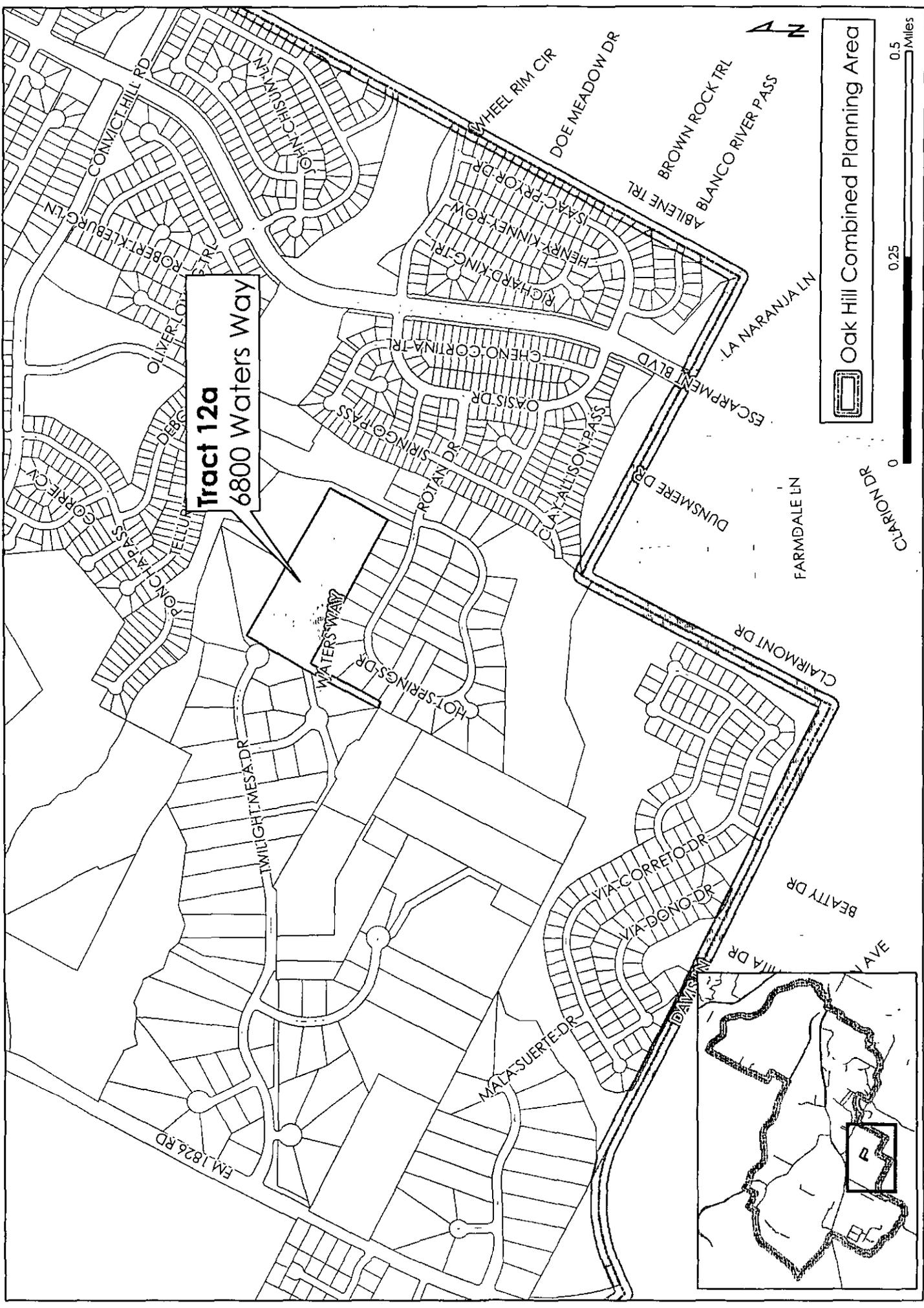
**PASSED AND APPROVED**

\_\_\_\_\_  
January 15, 2009

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

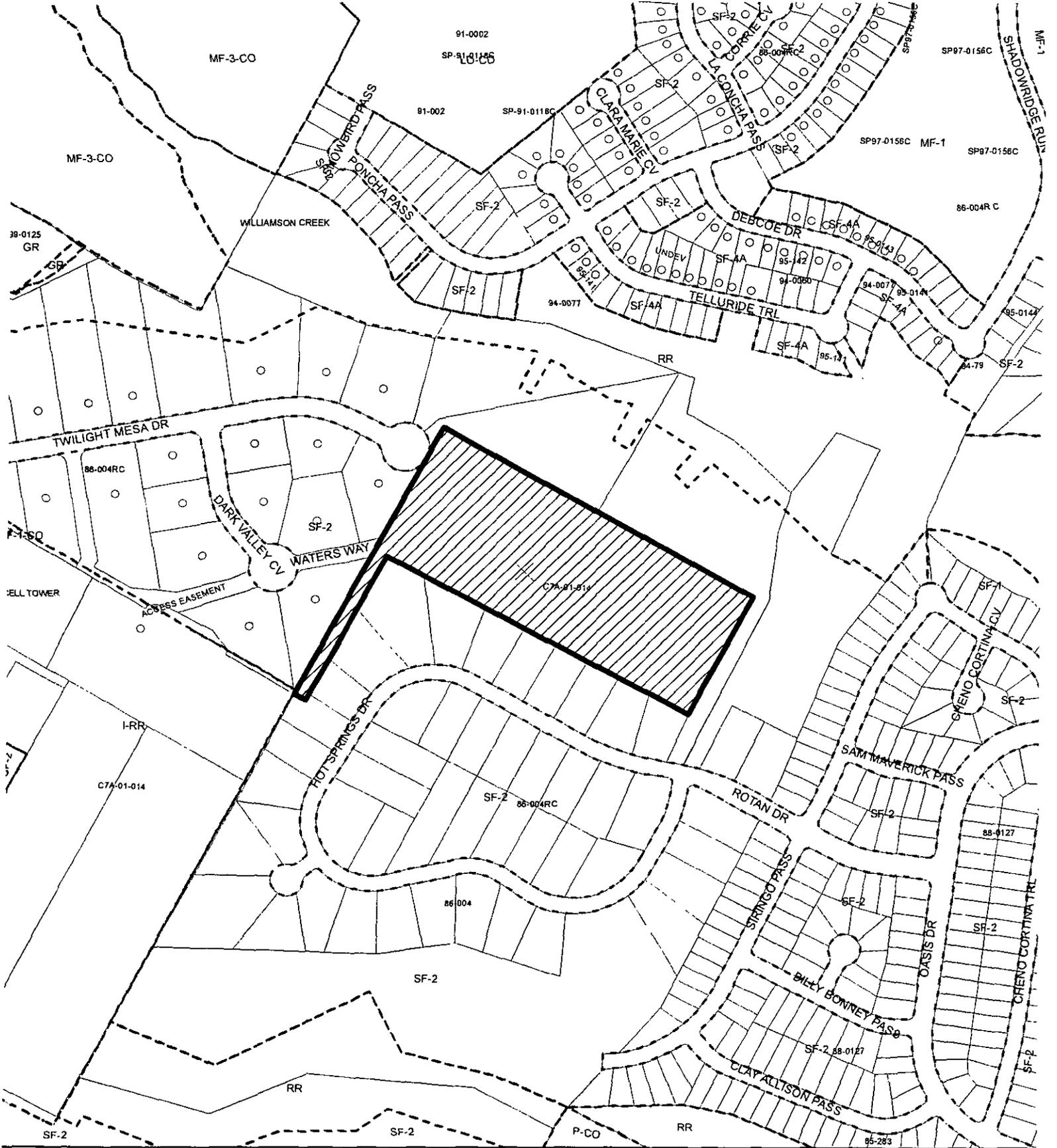
**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



**Tract 12a**  
**6800 Waters Way**

Oak Hill Combined Planning Area

0 0.25 0.5 Miles



**ZONING EXHIBIT B**

ZONING CASE#: **C14-2008-0125 (PART)**  
 ADDRESS: **6800 WATERS WAY**  
 SUBJECT AREA: **0.000 ACRES**  
 GRID: **B18**  
 MANAGER: **M. BHAKTA**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: **S. MEEKS**



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.